

AGENDA
REGULAR MEETING
BROOKFIELD ZONING BOARD OF APPEALS
Monday, June 4, 2012- 7:00 p.m.
MEETING ROOM 133 – TOWN HALL 100 POCONO RD

1. Convene meeting
2. Review Minutes – 5/7/12
3. Review Correspondence:
 - a. **Minutes of other Boards and Commissions: Zoning Commission 4/26/12; Inland Wetlands Commission 4/23/12, 5/14/12; Planning Commission 4/19/12, 5/3/12, 5/17/12; Zoning Sub-Committee**
 - b. **Building Inspectors Report: May 2012 issue**
4. **PUBLIC HEARINGS – 7:00 p.m.**
 - a. **1 High Ridge Road #201200355: Appeal of Zoning Enforcement Officer’s decision** *(ph close date 7/9/12)*
 - b. **51 Candlewood Shores Road #201200354: Variance requested: §242-402A – 9’ structure to center of road for front steps** *(ph close date 7/9/12)*
 1. Map titled “Proposed Sanitary Disposal System Plan” prepared by Arthur Howland & Assoc. dated 9/4/08 – sheet SDS.1
 2. Map of “Elevations” prepared by Joseph Crocco Architects dated 7/27/09 – sheet A-3
 - c. **84 Riverford Road #201200411: Variance requested: §242-402A – 35’ structure to left side line, §242-402A – 35’ structure to right side line for an incline elevator to the lake** *(ph close date 7/9/12)*
 1. Map of site for track to run the incline elevator received in Land Use 5/11/12
 2. Letter from Scott and Deborah Taylor to Zoning Board of Appeals dated 5/22/12 Re: 84 Riverford Road Variance Request
 - d. **18 Maple Tree Road #201200412: Variance requested: §242-308G – 10’ structure to left side line for an above ground swimming pool** *(ph close date 7/9/12)*
 1. Map of pool location handed into Land Use 5/10/12
 - e. **19 Gereg Glen Road #201200418: Variance requested: §242-310D(4) & §242-402A – 9’ structure to rear lot line; §242-310D(4) & §242-402A – 10’ structure to right side line for a new home** *(ph close date 7/9/12)*
 1. Map titled “Zoning Location Survey Showing Proposed House Location” prepared by CCA, LLC dated 5/11/12 – sheet 1 of 1
 - f. **6 Music Hill Road #201200422: Variance requested: §242-402A- 32’ structure to center of road for an addition** *(ph close date 7/9/12)*
 1. Map titled “Improvement Location Survey” prepared by Lewis Associates dated 4/20/12 revised 5/15/12

- g. **204 Candlewood Lake Road (Candlewood East Marina) #201200423:**
Variance requested: §242-501C(2) – 70’ structure to left side line; §242-501C(2) – 95’ drainage/utilities; §242-501C(2) – 70’ building/structure; §242-501C(2) – 70’ parking; §242-501C(2) – 90’ septic system; §242-501C(2) – 90’ well; §242-501C(2) – 90’ fire tank; §242-501C(3)(c) – front yard loading to demo existing building / parking and rebuild building, parking and utilities in 100’ buffer (*ph close date 7/9/12*)
1. Map titled “Zoning Location Survey Showing Proposed Improvements” prepared by CCA, LLC dated 5/10/12 – sheet 1 of 1
 - “Property & Topographic Survey” dated 3/9/12 revised 5/10/12 – sheet 1 of 1
- h. **57 Meadow Brook Road #201200426:** **Variance requested: §242-402A – 2% of lot coverage for a deck** (*ph close date 7/9/12*)
1. Map titled “Property Survey” prepared by CCA, LLC dated 10/6/03 – sheet 1 of 1

5. **CONTINUED PUBLIC HEARING:**

- a. **49 Mist Hill Drive #201200277:** **Variance requested: §242-402A – 4’ structure to center of road for an addition of a 2 car garage** (*ph close date 6/11/12*)
- b. **27 Huckleberry Hill Road #201200307:** **Variance requested: §242-402A – 25’ structure to right side line, §242-402A – 20’ structure to left side line for a shed** (*ph close date 6/11/12*)

6. **Tabled Items:**

7. **New Business:**

8. **Informal Discussion:**

9. **Adjourn**

****Next meeting Scheduled for July 9, 2012****